



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 20 Orchard Street West, Huddersfield, HD3 4TE

**Reduced To £229,950**

\*REDUCED BY £45,000k FROM ORIGINAL LIST PRICE FOR A QUICK SALE,\* AVAILABLE PART-FURNISHED\* " A PRIVATE ACCESS ONLY ON THE SITE OF THESE UNIQUE HAMLET OF NEW BUILDS" \*NEW BUILD HOME OFFERED FOR SALE\* \*LOW ENERGY\* A HAMLET OF FIVE EXECUTIVE PROPERTIES ON THIS DEVELOPMENT SET BACK FROM THE MAIN FLOW OF TRAFFIC HAVING PRIVATE ACCESS. THIS THREE STOREY TOWN HOUSE OFFERS INTEGRATED APPLIANCES ALL ADDED EXTRAS, GARDEN, PARKING SPACES. ENJOYING A SUPERB OPEN ASPECT TO THIS HIGH QUALITY STONE EFFECT THREE DOUBLED BEDROOM TOWN HOUSE, AN IDEAL FAMILY HOME (BOASTING EN-SUITE WITH HIGH SPECIFICATION THROUGHOUT AND QUALITY FIXTURES AND FITTINGS & CCTV) The property boasts gas central heating, double glazing and security alarm system. Accommodation which is set over three levels comprises of: composite entrance door leads to reception hallway, separate cloakroom, open plan lounge/breakfast dining room with modern high spec kitchen. Staircase leads to the first floor landing: three bedrooms and a high spec house bathroom. To the second floor landing: the primary bedroom suite of which benefits from en-suite facilities, ample under eaves storage and a walk-in. Externally: double tarmac driveway to front giving off road parking for two vehicles and charging point. To the rear there is a laid to lawn garden and patio area. \*NO CHAIN\* \*EXCHANGE WITHIN AGREED TIME SCALE\* \*DEPOSIT REQUIRED\*

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### ENTRANCE COMPOSITE DOOR

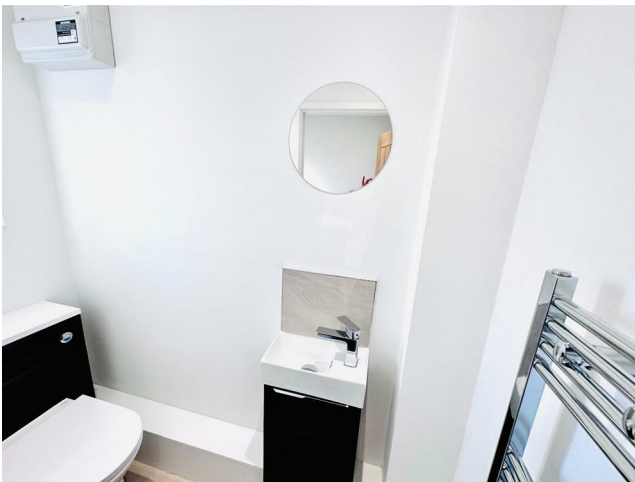
Entrance composite door leads to:

### RECEPTION HALLWAY 13'8 x 6'7 (4.17m x 2.01m)



A welcoming reception hallway, featuring useful under stairs storage and staircase rising to the first floor landing. Finished with security alarm, wireless control, wall mounted gas central heated radiator and wood effect laminate flooring. Doors leading to:

### CLOAKROOM 6'4 x 2'7 (1.93m x 0.79m)



Useful cloakroom with uPVC opaque window to the front aspect. Featuring a two piece suite comprising of: hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail and contrasting tiled flooring:

### OPEN PLAN MODERN LIVING 27'2 x 15'7 (8.28m x 4.75m)



Spacious and modern open plan living space with uPVC window overlooking the front aspect and aluminium bi-folding door which leads out onto the rear garden, this is a great entertaining space for any home.

### LOUNGE AREA 13'6 x 8'3 (4.11m x 2.51m)



A well pointed lounge area with uPVC double glazed window overlooking the front aspect. Finished with inset ceiling spotlighting, wall mounted double panelled gas central heated radiator, ample power points and T.v. point, BT/Data point. laminate wood effect flooring:

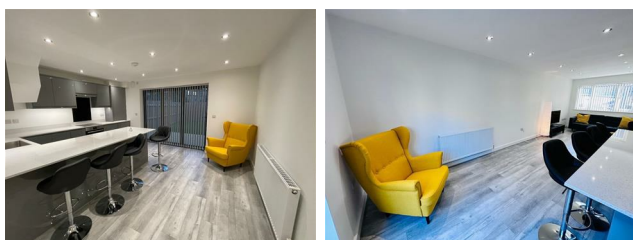
### BREAKFAST DINING KITCHEN



Finished to a high specification is this spacious breakfast dining kitchen with aluminium bi-folding

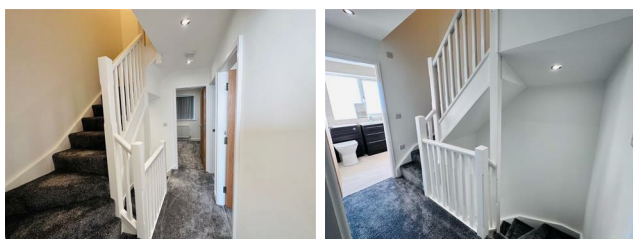
doors leading out onto the rear garden, this is truly the heart of any home. Featuring a matching range of soft close base and wall mounted units and breakfast bar in High Gloss Grey with Quartz effect working surfaces, inset brushed chrome sink unit with mixer tap. Integral electric oven and induction hob with matching extractor hood over, housing for a combo-boiler, integrated automatic washer/dryer, dishwasher and undercounter fridge and freezer. Finished with ceiling spot lighting. Laminated wood effect flooring:

### DINING AREA WITH BIFOLDING DOORS



Dining area with ample space for a dining table and chairs, featuring aluminium bi-folding door which leads out onto the rear garden. Finished with inset ceiling spotlighting, wall mounted double panelled gas central heated radiator and laminate flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing and staircase rising to the second floor landing. Finished ceiling led spot lighting with wall mounted gas central heated radiator and doors leading to:

### HOUSE BATHROOM 6'7 x 6'5 (2.01m x 1.96m)



A beautifully finished, fully tiled, modern house bathroom with uPVC opaque window overlooking the front aspect. Featuring a three piece suite and chrome effect fittings, comprising of: panelled bath with mains fitted shower over and glass shower screen, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail, extractor fan and tiled flooring:

### BEDROOM TWO/ GUEST BEDROOM 12'9 x 8'5 (3.89m x 2.57m)



Well appointed, good sized double bedroom with uPVC double glazed window overlooking the front aspect. Finished T.v.point, inset ceiling spotlighting and wall mounted gas central heated radiator:

**BEDROOM THREE 12'7 x 8'5 (3.84m x 2.57m)**



Third double bedroom with uPVC double glazed window to the front aspect. Finished with inset ceiling spotlighting, T.v.point and wall mounted gas central heated radiator:

**BEDROOM FOUR 9'3 x 6'6 (2.82m x 1.98m)**



A Fourth bedroom with uPVC window to the rear aspect. Finished with inset ceiling spotlighting, T.v.point and wall mounted gas central heated radiator:

**TO THE SECOND FLOOR LANDING**

Staircase rises to the second floor landing, door leads to:

**PRIMARY BEDROOM WITH EN-SUITE 16'8 x 8'4 (5.08m x 2.54m )**



Spacious primary bedroom with twin aspect uPVC

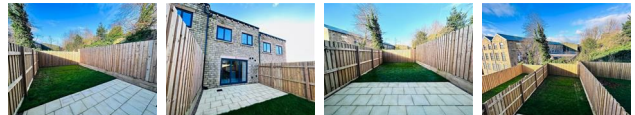
velux windows to the front aspect. Featuring en-suite facilities and walk-in wardrobe space, finished with inset ceiling spotlighting, T.v.point, under eaves storage cupboard to both sides and wall mounted gas central heated radiator:

**EN-SUITE SHOWER ROOM 5'8 x 3'6 (1.73m x 1.07m)**



Partly tiled en-suite with uPVC velux window to the front aspect. Featuring a three piece suite with chrome effect fittings. Comprising of: walk-in shower cubicle with mains fitted shower, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and tiled flooring:

**EXTERNALLY**



Externally, to the front aspect is a newly laid tarmac courtyard with allocated parking space for two vehicles, tiered pathway leading to the entrance door with wooden balustrade. Featuring outside security lighting, electric car charging point and meter points. To the rear, the property boasts a garden with stone flagged patio and lawned area with security lighting, outdoor tap and electric point. Finished with fenced boundaries:

**EXTRAS**

Please note the extras are as follows:-

- CARPETS & FLOORING
- ADDED UPGRADED BATHROOM FITTING
- SECURITY ALARM
- CCTV
- WIRELESS CONTROL
- ALL INTEGRATED APPLIANCE

OUTSIDE WATER TAP  
ELECTRIC CHARGING POINT  
ELECTRIC OUTSIDE POINT  
LANDSCAPE GARDEN

### **FURTHER PHOTOGRAPHS**

A selection of further photographs:

#### **Tenure**

This property is Freehold.

#### **Council Tax Bands**

The council Tax Banding is "C"  
Please check the monthly amount on the Kirklees Council Tax Website.

#### **EPC RATED B**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-3654-2320-2197-6385>

#### **ABOUT THE AREA**

Local Area:

Set on the edge of Huddersfield surrounded by local countryside with lots of local walks and beautiful scenery, Longwood is well placed for commuters needing convenient access to Huddersfield and the M62 motorway network.

Conveniently located approximately 2.0 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

Local Schools;

Reinwood Community Junior School, Reinwood Infant and Nursery School, Huddersfield Grammar School, Royds Hall High School, Salendine Nook High School

#### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

#### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3172147](https://sprift.com/dashboard/property-report/?access_report_id=3172147)

#### **DISCLAIMER**

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

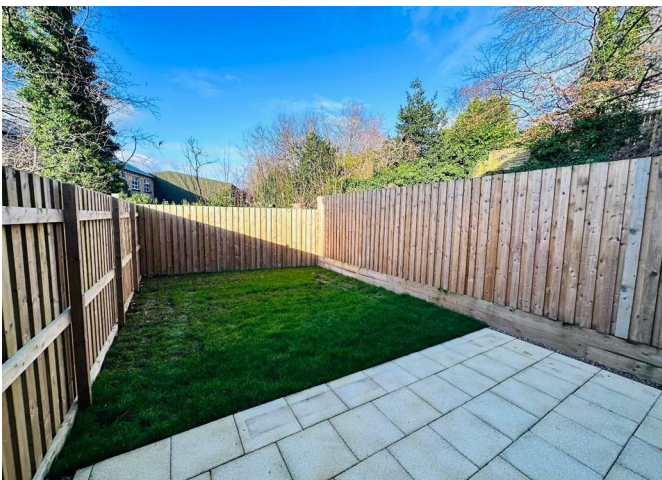
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#### **BOUNDARIES AND OWNERSHIPS**

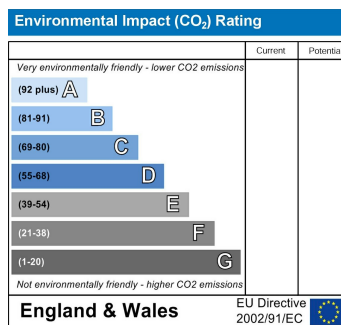
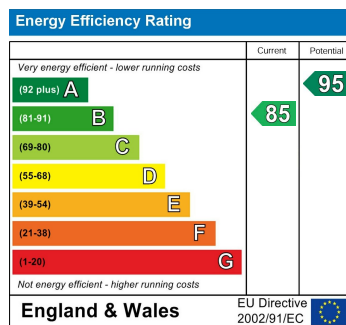
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## Energy Efficiency Graph



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